



COMMISSIONERS:  
 Donn Etherington, District 1  
 JC Baldwin, District 2  
 Rory Turner, District 3

## NARRATIVE INFORMATION SHEET

### 1. Applicant Identification

#### Port of Chelan County

238 Olds Station Rd, Suite A  
 Wenatchee, WA 98801

### 2. Funding Requested

a. Assessment Grant Type: Assessment Coalition Grant

b. Federal Funds Requested:

i. \$600,000.

ii. The applicant will not be requesting a waiver of the funding limit for this grant type

c. Contamination: Hazardous Substances and Petroleum

\$325,000 Hazardous Substances

\$275,000 Petroleum

### 3. Location:

- Port of Chelan County: All jurisdictions within Chelan County, Washington State
- Port of Douglas County: All jurisdictions within Douglas County, Washington State
- City of Wenatchee, Chelan County, Washington State
- City of Rock Island, Douglas County, Washington State

### 4. Property Information for Site-Specific Proposals:

- Not applicable.

### 5. Contacts

- a. Project Director: Stacie de Mestre, (509) 663-5159, [stacie@cdrpa.org](mailto:stacie@cdrpa.org), 238 Olds Station Rd, Suite A, Wenatchee, WA 98801
- b. Highest Elected Official - Commission President: JC Baldwin, (509) 663-5159, [JC@ccpd.com](mailto:JC@ccpd.com), 238 Olds Station Rd, Suite A, Wenatchee, WA 98801

### 6. Population (data from: 2013-2017 American Community Survey, U.S. Census Bureau)

- Cities where priority sites are located:

- City of Wenatchee: 33,544
- City of Rock Island: 1,302
- Unincorporated Malaga (census tract #9612): 6,543

7. **Other Factors Checklist (items that apply listed below):**

Other Factors	Page #
Community population is 10,000 or less.	4
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	2
The priority site(s) is in a federally designated flood plain.	2
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficiency measures.	3

8. **Letter from the State Environmental Authority:**

- Attached



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

PO Box 47600 • Olympia, WA 98504-7600 • 360-407-6000  
711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

November 15, 2019

Stacie DeMestre, Facilities & Property Development Manager  
Port of Chelan County  
238 Olds Station Rd, Suite A  
Wenatchee, WA 98801

**Re: Ecology Support for the Port of Chelan County's Application for a Coalition Assessment Grant**

Dear Ms. DeMestre:

I understand that the Port of Chelan County (Port) will submit an application to the U.S Environmental Protection Agency (EPA) for a Coalition Assessment Grant under the Fiscal Year 2020 Brownfields Program grant cycle. If awarded, the Port and their Coalition Partners, the Port of Douglas County and the Cities of Wenatchee and Rock Island, intend to use the funds for environmental assessments at properties within their jurisdictions in the Wenatchee Valley. This assessment grant will build on previous investments by the Department of Ecology and the coalition partners. A community-wide assessment grant will allow the partners to expand community engagement activities, conduct assessments to better understand and reduce uncertainty around potentially contaminated properties, and prepare cleanup action and redevelopment plans to prepare properties for reuse and encourage private investment. This project will support EPA's efforts to put previously contaminated properties back into productive use.

As a requirement of the application, the Port has informed Ecology of their plans to apply for this coalition assessment grant. Ecology is very supportive of these efforts and this letter is provided to recognize that the Port has fulfilled their notification requirement. The Ecology point of contact for any of the potentially affected sites is Valerie Bound in Ecology's Union Gap Office. Her telephone number is (509) 454-7886. For questions regarding this letter or general Brownfields questions, please contact me at (509) 329-3436.

Sincerely,

A handwritten signature in blue ink that reads "Ali Furmall".

Ali Furmall  
Small & Rural Communities Brownfields Specialist  
WA State Department of Ecology

cc: Terri Griffith, EPA Region 10  
Susan Morales, EPA Region 10  
Richelle Perez, Ecology  
Valerie Bound, Ecology  
Michael Stringer, Maul Foster & Alongi, Inc.



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## **1. PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION**

### **1.a. Target Area & Brownfields**

#### **i. Background and Description of Target Area.**

Decreasing agricultural employment in the Wenatchee Valley as a result of technological innovation and structural economic changes is creating wide-spread brownfield issues including closed processing facilities, warehouses, and former orchards impacted by pesticides. Large industrial facilities in these communities have closed causing the loss of over 600 jobs and leaving behind contamination from petroleum and hazardous chemicals. The economic challenges are demonstrated by the designation of target areas as federal Opportunity Zones (OZ). With over 80% of Chelan County's land area under federal or state ownership, efficiently utilizing developed areas is critical to the region's economy. Rising to these challenges, local governments from Chelan and Douglas Counties joined with private businesses, non-profit organizations, and active citizens to develop a shared vision and an action plan called "Our Valley, Our Future." To further this shared regional vision, the Port of Chelan County (Port) as lead grant applicant has formed a coalition with the City of Wenatchee, City of Rock Island, and Port of Douglas County to request an EPA Brownfield Assessment Coalition grant to repurpose priority properties and contribute to the revitalization of the Wenatchee Valley.

The Wenatchee Valley is defined by the confluence of the Wenatchee and Columbia Rivers in the high desert of Eastern Washington State. Wenatchee is the "Apple Capital" of the country, and agriculture continues to be the foundation of the regional economy. The target areas for the grant are four census tracts in and between Wenatchee and Rock Island, two cities located approximately 2 miles apart on opposite banks of the Columbia River. Three of the tracts are located to the west of the river in Chelan County with two in Wenatchee and one directly south that includes the rural community of Malaga. The fourth is east of the river in Douglas County and encompasses the City of Rock Island. The four tracts are home to 28,367 people.<sup>1</sup>

**ii. Description of the Priority Brownfield Sites.** Six priority brownfield sites have been identified based on their relationship to community revitalization goals identified through local plans, proximity to sensitive populations, potential for redevelopment, access to infrastructure, and location in the target area.

**Downtown Wenatchee:** A complex of over 300,000 sq. ft of Former Cold Storage Warehouses recently closed. This facility occupies over 12 acres, nearly 6 city blocks, located between historic downtown Wenatchee and the Columbia River. The warehouse was used for cold storage of apples and other fruits for almost 100 years. There are concerns of chromium contamination in soil and groundwater from refrigeration chemicals. Chromium is known to be highly toxic. The buildings contain lead and asbestos estimated to cost over \$500K to abate. This property is a priority because of the environmental concerns and the tremendous opportunity for Wenatchee to connect its downtown and waterfront. The 7.5-acre Public Utility District (PUD) Operations Center is another priority site in downtown Wenatchee. The PUD is in the process of relocating to increase efficiency of operations. This site is a priority because the relocation transfers jobs away from the center of the community, but also creates an opportunity for urban redevelopment that contributes to a vibrant downtown where people live, work, and play. Since the 1950's, the facility operated as a repair and maintenance center for electrical transformers, equipment, and fleet vehicles resulting in potential contamination from PCBs, petroleum, and metals that will need to be addressed to allow redevelopment.

In **South Wenatchee**, the lowest income and most racially diverse part of the City, the community's master plan identified multiple brownfields sites as redevelopment priorities. These include a 4-acre Agricultural Chemical Facility with over 20,000 sq. ft. of warehouses and storage buildings. For over 60 years, this

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<sup>1</sup> U.S. Census Bureau; ACS, 2013-2017 5-year estimates, American FactFinder; <http://factfinder.census.gov>; (28 October 2019).

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facility store and distributed agricultural pesticides, herbicides, and chemicals. It is now closed and vacant. Suspected contaminants include pesticides, metals, and petroleum. This site is one of the few large parcels in South Wenatchee that could support new industrial development. The South Wenatchee plan also identifies a cluster of seven vacant properties in the Mission Street Corridor as potential sites for development of much needed multi-family housing, including a former automotive service station, and other former commercial and industrial properties which typically have impacts associated with petroleum.

**Rock Island.** A Former Silicon Smelter occupies approximately 60 acres of land on the Columbia River in Rock Island. The facility operated from the 1940's to 2000 and was the largest employer in Rock Island with over 200 jobs at its peak. With support from EPA and Washington State, preliminary assessment of this property has been conducted. Confirmed contamination includes chromium, mercury, and polycyclic aromatic hydrocarbons in soil along with arsenic in groundwater. The smelter is a regional priority for several reasons. It is a large property zoned for commercial and industrial uses located in an urban growth boundary. It has existing infrastructure, including access to highway, rail, hydroelectric power, water and sewer. It also presents an opportunity to provide public access and open space *on the Columbia River. A portion of this property is within the floodplain. That area will be dedicated to open space and access.*

**Malaga.** This small, unincorporated community between Rock Island and Wenatchee has several large vacant properties that were Former Orchards and are zoned for industrial use. High levels of arsenic and lead have been found in former orchards in this region from past application of herbicides and pesticides. Cleanup of former orchards has become a high public health concern as these lands are redeveloped.

### 1.b. Revitalization of the Target Area

i. Reuse Strategy and Alignment with Revitalization Plans. Redevelopment strategies are being crafted for each of the priority brownfield sites. The strategies all align with the vision and "Game Changer" proposals of the Our Valley, Our Future Action Plan including promoting riverfront redevelopment, residential and mixed-use development in urban cores, and connecting the region with multi-use trails. Local plans for the target areas have also been developed through extensive public engagement.

Priority Site	Reuse Strategy	Alignment with Plans
Former Cold Storage Warehouses	The City of Wenatchee and Port of Chelan County are in negotiations to acquire these properties. They will partner with private sector to redevelop for mix of residential, commercial and light industrial uses.	The City Comprehensive Land Use Plan and Waterfront Subarea Plan both identify an opportunity for mixed uses in this area. Multiple housing studies have demonstrated need for workforce and affordable housing.
PUD Operations Center	The City of Wenatchee, Port of Chelan County, and the PUD are planning for redevelopment of the property to support a mix of residential, commercial, and art/entertainment uses.	The Our Valley, Our Future and City Comprehensive Plan both prioritize residential, commercial, and arts in downtown Wenatchee.
Former Agricultural Processing Facility	The City of Wenatchee is engaging the current owner to address environmental concerns and recruiting private investment for industrial development.	The South Wenatchee Plan identifies this property as a priority because it is largest industrial site available for redevelopment.
Mission Street Corridor	A private developer is currently constructing 160 multi-family housing units on an adjacent vacant site. The City of Wenatchee continue to promote multi-family development in this area.	Public input on the South Wenatchee Subarea Plan highlights a need for housing in this area.
Former Silicon Smelter	The redevelopment will include an energy and technology innovation campus with waterfront trail and 10-acre park. The City of Rock Island and Port of Douglas County are partnering on public infrastructure improvements and are actively recruiting public and private sector partners.	The Waterfront Subarea Plan developed by City of Rock Island and Port of Douglas County envisions research, education, and public recreation on this property. There is strong community interest in job creation, public access, and recreation.

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Priority Site	Reuse Strategy	Alignment with Plans
Former Orchard / Future Industrial Site	The Port of Chelan County is recruiting local and regional businesses to these sites to capitalize on existing power infrastructure.	The County Land Use Plan and regional Comprehensive Economic Development Strategy support job creation in small, rural community.

ii. Outcomes and Benefits of Reuse Strategy. Revitalization of the priority sites will improve the local economy, foster job creation, and improve access to open space and recreation (see table below). All of the target areas are designated OZ so benefits will accrue directly to economically disadvantaged areas. A summary of the outcomes and benefits of redevelopment of the priority sites is presented in the following table. These figures are based on redevelopment concepts for the sites in plans mentioned above.

Priority Property	Housing Units	Commercial SF	Industrial SF	Jobs
Former Cold Storage Warehouse	675	29,000	29,000	230
PUD Operations Center	310	70,000	15,000	310
Agricultural Chemical Facility	-	-	94,000	280
Mission Street Corridor	240	-	-	-
Former Silicon Smelter	-	-	49,200	100
Former Orchard / Future Industrial Site	-	-	72,000	180
<b>Total</b>	<b>1,225</b>	<b>99,000</b>	<b>259,200</b>	<b>1,100</b>

Assessment and cleanup of these brownfield sites will lead to *non-economic benefits* as well.

**Energy Benefits.** Electricity for the region is provided by renewable hydroelectric power. Redevelopment projects will also meet Washington State's energy code which is considered to be the most rigorous in the country and has a target of 70% reduction in building energy use by 2031. The redevelopment plan for the PUD Operations Center establishes a zero-carbon energy district with shared heating and cooling facilities.

**Open Space/Recreation.** The Former Silicon Smelter site redevelopment plan includes 10-acres of public open space and a waterfront trail that will connect with the regional Apple Capitol Loop trail (over 20 miles long) through the Wenatchee Valley and that has become a tourist attraction as well as a local amenity.

### 1.c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse. Coalition members are all public agencies that are eligible to receive federal and state grants. The Coalition members have obtained grants and committed their own resources to planning and due diligence studies of the priority sites. They will continue to seek to leverage public and private sector resources to promote cleanup and redevelopment of brownfield sites in the target areas. The City of Wenatchee has also established a Tax Increment Financing (TIF) district that dedicates local and state shares of property tax revenues to support redevelopment projects. The former Cold Storage Warehouse and PUD Operations Center are located within that district.

Priority Site	Committed Resources	Potential Future Resources
Former Cold Storage Warehouses	The Port of Chelan County has agreed to buy the South half of this complex for \$4.5M.	<ul style="list-style-type: none"> <li>• \$300K WA Dept. of Ecology Integrated Planning Grant</li> <li>• Up to \$300K in voluntary cleanup grant from WA Dept of Ecology</li> </ul>
PUD Operations Center	The City of Wenatchee, Port of Douglas County, and PUD have contributed \$225K for redevelopment planning.	<ul style="list-style-type: none"> <li>• Up to \$3M Infrastructure grant/loan from WA Dept. of Commerce</li> <li>• \$2.3M available in City of Wenatchee TIF</li> <li>• Up to \$3M grant/loan from US Economic Development Administration</li> </ul>
Agricultural Processing Facility	The City of Wenatchee obtained \$50K grant from WA Dept. of Commerce for South Wenatchee Plan.	<ul style="list-style-type: none"> <li>• Up to \$300K in voluntary cleanup grant from WA Dept of Ecology</li> </ul>
Mission Street Corridor.	A private developer has invested \$50M in the housing development in the Mission St Corridor.	<ul style="list-style-type: none"> <li>• Low-income housing tax credit</li> <li>• Up to \$3M Housing Trust Fund grant from WA. Dept. of Commerce</li> </ul>

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Priority Site	Committed Resources	Potential Future Resources
Silicon Smelter	City of Rock Island and Port of Douglas partnered to obtain: • \$200K grant from WA Dept of Ecology for site studies and Subarea Plan • \$45K grant from Douglas County for Environmental Impact Statement • \$120K grant from WA Dept of Ecology using Section 128a federal funds for environmental assessment	• Up to \$3M grants from state Transportation Improvement Board • Up to \$300K in voluntary cleanup grant from WA Dept of Ecology • Up to \$3M Infrastructure grant/loan from WA Dept. of Commerce • Up to \$1M state grant for parks and open space
Former Orchard Site	The City of Wenatchee and Port of Chelan have contributed staff resources to recruiting businesses to this site.	• \$500K USDA Rural Business Development Grants

ii. Use of Existing Infrastructure. The target areas are all served by existing public and private infrastructure including renewable hydroelectric power from public utility districts. Redevelopment of brownfields in the target areas will efficiently use existing infrastructure, and limit the costs and impact of sprawling development. The priority sites include adaptive reuse of existing buildings when feasible. A large power substation provides low cost, reliable renewable energy at the former Silicon Smelter site, making it particularly attractive for redevelopment.

## **2.COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

### **2.a. Community Need**

i. The Community's Need for Funding. The target areas have small populations, low per capita incomes, high poverty rates and the coalition partners lack the financial capacity to undertake cleanup and redevelopment of brownfield properties without outside funding. Rock Island and Malaga have populations of 6,543 and 4,684 respectively. The Port of Chelan County has a total budget of approximately \$16 M which is generated from property taxes and business leases. As the region has recovered from the Great Recession, unemployment has come down, but per capita income is lower than state or national levels because many local jobs in the agricultural and service sector pay low wages. Local government tax revenues have increased, but the budgets of each of the project partners are challenged to cover infrastructure and public services including education, police, and fire departments.

Target Area	Downtown Wenatchee	South Wenatchee	Malaga	Rock Island	Washington	United States
Census Tract	9610	9611	9612	9503		
Total population	6,356	10,784	4,684	6,543	7,169,967	321 M
Minority population	<b>46.1%</b>	<b>53.4%</b>	32.9%	38.1%	30.2%	38.5%
Hispanic or Latino Population	<b>40.6%</b>	<b>50.5%</b>	<b>27.7%</b>	<b>36.6%</b>	12.3%	17.6%
Per capita income (USD)	<b>20,420</b>	<b>20,636</b>	<b>28,397</b>	<b>28,547</b>	<b>31,177</b>	34,869
Unemployed	<b>5.1%</b>	<b>6.2%</b>	2.4%	1.9%	3.8%	4.1%
Households receiving Social Security Income	22.7%	<b>32.5%</b>	29.6%	<b>42.4%</b>	28.7%	30.6%
Households receiving Food Stamp/SNAP benefits	<b>19.1%</b>	<b>15.6%</b>	3.2%	10.9%	<b>13.3%</b>	12.6%
Population with no health insurance coverage	<b>13.8%</b>	<b>10.8%</b>	<b>14.5%</b>	<b>11.9%</b>	8.3%	10.5%
Poverty Rate	<b>17.1%</b>	8.3%	<b>13.7%</b>	8.7%	8.0%	10.5%
Child Poverty Rate	<b>19.4%</b>	8.6%	<b>24.6%</b>	16.6%	12.8%	16.7%
Population with less than High School Diploma	<b>25.6%</b>	<b>28.7%</b>	<b>17.1%</b>	<b>16.7%</b>	9.1%	12.6%

U.S. Census Bureau; ACS, 2013-2017 5-year estimates, American FactFinder; <http://factfinder.census.gov>; (28 October 2019).

**Bold** figures exceed federal levels and **shaded** figures exceed Washington state levels

### **ii. Threats to Sensitive Populations. (1) Health or Welfare of Sensitive Populations:**

High concentration of sensitive population that are low-income and minority, lack English proficiency and health insurance coverage are threatened by environmental impacts from brownfields in the Wenatchee

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Valley. The Wenatchee Valley has a wealth of diversity with a particularly high Latino population. Over half (50.5%) of residents of the South Wenatchee target area are Latino. Each target area has a high concentration of households that have limited English proficiency. In Downtown Wenatchee, the rate of limited English proficiency is double the state and national levels. 22% of residents within the target areas do not have a high school diploma, more than double the statewide rate (9.1%).

(2) *Greater Than Normal Incidence of Disease and Adverse Health Conditions:* Washington States Health Department<sup>2</sup> rates the target areas as a high risk of environmental health disparity, with an average rating of 7.5/10 and 9/10 in Downtown Wenatchee. Downtown Wenatchee has a higher rate of cancer than Washington state and the South Wenatchee and Malaga target areas have a higher level of cardiovascular disease than the rest of the state. Assessment and cleanup of the priority properties would directly address these issues by creating new healthy housing options and concentrating growth and economic development to reduce air pollution from vehicle travel. On a daily basis, residents in the target face an onslaught of environmental health concerns including elevated fine particulate air pollution levels, homes contaminated with lead, and nearby facilities that contain extremely hazardous substances that are subject to a Risk Management Plan (RMP). Living in Downtown Wenatchee is particularly detrimental to one's health with fine particulate levels that exceed state levels by 28%, greater proximity to RMP facilities that are 284% greater than the rest of the state and 47% of housing units are estimated to have lead hazards. Downtown Wenatchee ranks in the 93<sup>rd</sup> percentile nationally for proximity to RMP facilities and hazards from lead paint.<sup>3</sup>

(3) *Disproportionately Impacted Populations:* Being the Apple Capital of the country comes at a significant environmental cost. Historic pesticide use on current and former orchards throughout the Wenatchee Valley has led to widespread arsenic and lead contamination in the soil. In some areas, including Rock Island, private drinking water wells have elevated lead and arsenic levels that have caused public health crises. Industrial uses are clustered along the Columbia River and adjacent to communities with large low-income (12% of population below the poverty line) and minority populations (42.6% of population), most prominently in Downtown and South Wenatchee (see table above). A freight rail line runs through Wenatchee, Malaga, and Rock Island. These rail and industrial uses in low-income residential areas increase residents' exposure to pollutants as is demonstrated by the high levels of fine particulate air pollution in Wenatchee. These areas also have high levels of lead hazards because of the old housing stock. This proposal seeks to identify and address these threats by facilitating the identification and cleanup of industrial sites in the region and creating new healthy affordable housing.

## **2.b. Community Engagement**

### i./ii Project Partners & Roles.

Representatives of the Coalition members will meet on monthly basis to guide the project and review progress toward milestones, support assessments in each of their jurisdictions, and track status of schedule and budget.

The Coalition members have a demonstrated commitment to engaging partners and the local community in redevelopment planning. The Our Valley, Our Future initiative has engaged over 5,000 people in their planning process and strengthened partnerships between local public agencies, private business, and non-profit organizations. The Coalition will establish an Advisory Committee (AC) to engage partners in identifying brownfield sites, establishing priorities, and providing input on cleanup and redevelopment plans. The following table identified key partners and their roles in the project.

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<sup>2</sup>WA State Health Department 2017. Washington Tracking Network (WTN) A Source for Environmental Public Health Data (October 1, 2019). The WTN uses the same data as EPA's EJScreen tool along with additional state and local comparative information.

<sup>3</sup>USEPA 2019. EJScreen EPA's Environmental Justice Screening and Mapping Tool (October 1, 2019)

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Partner Name & Point of Contact	Specific Role in the Project
<b>Our Valley, Our Future</b> Steve Maher, <a href="mailto:info@ourvalleyourfuture.org">info@ourvalleyourfuture.org</a> 509-630-2090	As a collaborative organization supporting grass roots efforts to increase regional prosperity and equity, they will participate on the AC and support community outreach and partnership building efforts for assessment and redevelopment of the smelter property.
<b>Chelan-Douglas Community Action Council.</b> Alan Walker, 509-662-6156	As a non-profit organization that provides resources to low and middle-income residents to reach and maintain self-sufficiency, they will participate on the AC and assist in projects with an affordable housing component.
<b>Malaga Community Council,</b> Herb Gardner, <a href="mailto:hgardner@nwi.net">hgardner@nwi.net</a> 509-663-6192	As a community organization representing Malaga, they will participate on the AC and serve as liaison to the Malaga community.
<b>Property Owners</b>	Coalition members will continue to engage the current owners of the priority brownfield sites. They will provide guidance to redevelopment strategies and a private sector perspective on environmental assessment and cleanup options.
<b>Wenatchee Valley Community College</b> Brett Reily, <a href="mailto:briley@wvc.edu">briley@wvc.edu</a> 509-682-6515	The Coalition members have partnered with the Community College to support workforce development and education objectives. The Community College will participate on the AC.
<b>Chelan-Douglas Health District</b> Barry Kling, <a href="mailto:barry.king@cdhd.wa.gov">barry.king@cdhd.wa.gov</a> 509-886-6400	They will participate on the AC and provide advice on public health implications of the assessment, cleanup, and redevelopment alternatives to inform the cleanup and redevelopment strategy.
<b>Weidner Development,</b> David Avenall, <a href="mailto:david@weidner.com">david@weidner.com</a> 425-821-3844	As a local developer that has delivered more than 400 market rate workforce apartments in the Wenatchee area in the last 3 years, they will participate in the AC and provide private sector developer perspective on the prioritization of brownfield sites and redevelopment plans.

ii. Incorporating Community Input. The Coalition is committed to planning through an open, public process. The Cities and Ports have engaged the target communities through several recent planning processes. In 2017, the City of Wenatchee prepared a plan for the South Wenatchee Neighborhood that used innovative techniques to reach underserved populations. This included engaging community ambassadors to expand outreach, pop up meetings during fairs and festivals, walking tours during different times of day, and bi-lingual translation. In 2017-18, the Port of Douglas County and City of Rock Island engaged the community to prepare a plan for their waterfront including the former silicon smelter property. In that small community (pop. 6,543), the planning process utilized personal interviews with key stakeholders, an advisory group that included local property owners, businesses, and government officials, and a series of community meetings. In both of these processes, the input of the community shaped the policies and priority actions in final plans.

Community engagement will continue throughout the assessment grant project and will involve a mix of engagement strategies that have proven to be effective locally to reach diverse and under-represented populations. Community feedback will inform prioritization of sites, cleanup alternatives, and reuse plans. The Port will prepare a public involvement plan (PIP) to outline and schedule the multiple engagement activities. The Port will establish an advisory committee (AC) that will include public, private, and non-profit sector organizations and will represent each of the target areas. The Port will conduct stakeholder interviews and host community workshops with residents, businesses, and interested citizens. The Port will also reach out to community members through direct mail and email communications. Input from the community will be considered through the tracking of comments and incorporated into the brownfield inventory, site prioritization, analyses of cleanup alternatives, and redevelopment plans. The public involvement plan will create a system for tracking and responding to comments either directly or online through a project website. Since the target area's population has a large Latino population, the Port will also engage with local Latino leaders to tailor outreach activities for this community and will provide public meeting materials in Spanish and English.

### **3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

#### **3.a. Description of Tasks/Activities and Outputs**

A work plan for the grant has been developed to align with the purpose and eligible activities for the assessment grant and the needs of the Wenatchee Valley. The partners contribute their own staff resources to manage the grant. This in-kind contribution is estimated to total \$141,120. As the coalition

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lead, the Port of Chelan County will contribute \$36,720 (\$85/hr for personnel + fringe x 12 hrs/month x 3 years). The coalition members will contribute \$104,400 of in-kind services (see letters of commitment for details).

<b>Task 1: Project Management and Reporting</b>
i. <u>Project Implementation.</u> This task includes compliance reporting (quarterly and final reports, ACRES updates, annual DBE and Financial Reports, etc.). Reports will be prepared by assistance from the consultant. The consultant will facilitate monthly coordination meetings with the Coalition members and quarterly updates with EPA and Ecology. Four coalition members (including the Project Director) will attend one regional and two coalition members will attend one national brownfields-related conference.
ii. <u>Schedule.</u> This task will occur throughout the grant period.
iii. <u>Task/Activity Lead.</u> Port of Chelan County, Stacie de Mestre, with support from Consultant
iv. <u>Outputs.</u> Quarterly and final reports, ACRES updates, annual DBE and financial reports.
<b>Task 2: Community Involvement and Site Prioritization</b>
i. <u>Project Implementation:</u> This task includes preparation of a Public Involvement Plan (PIP) that reflects approaches that have proven to be effective in the target areas. Activities are expected to include research interviews with individuals and small groups in the target areas, hosting up to 4 community meetings, preparing fact sheets, hosting a project web page, and meetings of the AC. More details of the community involvement are described in Section 2.b. This task includes an inventory of brownfields sites in the target area. The inventory will be developed based on review of environmental and historical records and site visits. An interactive web map and spreadsheet version of the inventory will be prepared. With input from the AC and the community, priority sites will be identified based on criteria developed by the AC that are expected to include: current use, redevelopment potential, public health concern, alignment with current plans, and infrastructure availability.
ii. <u>Schedule.</u> 1st Quarter: prepare PIP. 2 <sup>nd</sup> Quarter: set up project web page and prepare fact sheets. AC meet quarterly. Community outreach and open houses will be scheduled throughout the grant period. Brownfield inventory and site prioritization will be conducted in the first 6 months of the grant.
iii. <u>Task/Activity Lead.</u> Port of Chelan County, Stacie de Mestre, with support from Consultant to facilitate meetings, prepare public involvement materials, and summary notes. Consultant will also prepare brownfield inventory
iv. <u>Outputs.</u> Public Involvement Plan, Community meeting materials and summary notes, brownfield inventory.
<b>Task 3: Phase I and Phase II Environmental Site Assessments (ESAs)</b>
i. <u>Project Implementation.</u> Under direction of the Port, the Consultant firm will prepare eligibility determinations and complete an estimated 10 Phase I ESAs (5 hazardous and 5 petroleum priority sites). Phase I ESAs will be performed consistent with the All Appropriate Inquiries Final Rule and the latest ASTM standards. 5 Phase II ESAs will be conducted. A Master Quality Assurance Project Plan (QAPP) that will address both hazardous and petroleum contaminated sites. Site Specific Sampling and Analysis Plans (SAP) and Health and Safety Plans (HASP) will be prepared for each priority site selected for Phase II ESA. The QAPP and site-specific plans will be reviewed and approved by EPA prior to conducting sampling. Historic Preservation Act Section 106 consultations will be conducted prior to conducting sampling.
ii. <u>Schedule.</u> QAPP will be prepared in the first 6 months. It is estimated that 4 Phase I/II ESAs will be conducted in year 1, 3 Phase I/II ESAs in year 2, and 3 Phase I/II ESAs in year 3.
iii. <u>Task/Activity Lead.</u> Port of Chelan County, Stacie de Mestre will lead this task. The Consultant will prepare the technical documents.
iv. <u>Outputs.</u> QAPP, 10 Phase I ESAs, 5 Phase II ESAs with SAP and HASP.
<b>Task 4: Cleanup and Reuse Planning</b>
i. <u>Project Implementation.</u> Analysis of Brownfield Cleanup Alternatives (ABCA) and/or Cleanup Plans will be prepared for 4 sites. ABCAs will comply with EPA guidance and include evaluation of green remediation options.

PORT OF CHELAN COUNTY  
USEPA BROWNFIELDS ASSESSMENT COALITION GRANT APPLICATION

Redevelopment plans will include market assessment, physical site plan, and implementation strategy to address risk management and funding.
ii. <u>Schedule.</u> Yr 1: ABCA and Redevelopment Plan for the former Cold Storage Warehouse in Wenatchee and Cleanup Plan and Redevelopment Plan for the former Silicon Smelter in Rock Island. Yr 2: 1 ABCA and 1 redevelopment plan. Yr 3. 1 ABCA and 1 redevelopment plan.
iii. <u>Task/Activity Lead.</u> Port of Chelan County, Stacie de Mestre. Consultant will prepare ABCA and redevelopment plans.
iv. <u>Outputs.</u> 4 ABCA, 4 Redevelopment Plans.

**3.b. Cost Estimates.** i./ii. Development & Application of Cost Estimates. The section addresses the criteria for section 3.b.i. and ii. A summary of the overall proposed budget for grant funded activities is provided in the following table. Please note that funds are not requested for personnel, fringe benefits, equipment, supplies or other costs. Therefore, these budget categories are not included in the table.

Budget Categories	Task 1: Project Mgmt., Reporting & Other Eligible Activities	Task 2: Outreach & Site Prioritization	Task 3: Phase I/II ESAs	Task 4: Cleanup & Reuse Planning	Total
<b>Hazardous Substance Funds—Project Tasks</b>					
Travel	\$3,000	\$0	\$0	\$0	\$3,000
Contractual	\$11,700	\$24,300	\$206,000	\$100,000	\$342,000
<b>Petroleum Funds—Project Tasks</b>					
Travel	\$3,000	\$0	\$0	\$0	\$3,000
Contractual	\$11,700	\$24,300	\$116,000	\$100,000	\$252,000
<b>Total Direct Costs</b>	<b>\$29,400</b>	<b>\$48,600</b>	<b>\$322,000</b>	<b>\$200,000</b>	<b>\$600,000</b>
<b>Indirect Costs</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Total Budget</b>	<b>\$29,400</b>	<b>\$48,600</b>	<b>\$322,000</b>	<b>\$200,000</b>	<b>\$600,000</b>

The following table provides a breakdown of the estimated costs and number of project outputs by task.

Task	Cost Basis & Assumptions (Average rate of \$150/hr for Consultant)
1. Project Management	<u>Travel Costs: \$6,000 (\$3,000 hazardous + \$3,000 petroleum)</u> <ul style="list-style-type: none"> <li>National Brownfields Conference: \$4,000 (\$2,000/person x 2 Coalition staff)*</li> <li>Regional/State Brownfields Conference: \$2,000 (\$500/person x 4 Coalition staff)*</li> </ul> <u>Contractual Costs: \$23,400 (\$11,700 hazardous + \$11,700 petroleum)*</u> <ul style="list-style-type: none"> <li>36 monthly coordination meetings: \$9,000 (60hrs x \$150/hr)*</li> <li>Progress and final reporting: \$14,400 (96 hrs x \$150/hr)*</li> </ul>
2. Outreach and Site Prioritization	<u>Contractual Costs: \$48,600 (\$24,300 hazardous + \$24,300 petroleum)</u> <ul style="list-style-type: none"> <li>Printing costs for project materials: \$2,200*</li> <li>Prepare Project Fact Sheets: \$3,000 (20 hrs x \$150/hr)*</li> <li>Prepare Public Involvement Plan: \$1,800 (12 hrs x \$150/hr)*</li> <li>AC Meetings (prepare materials [presentation, posters, handouts, meeting notes/minutes, etc.] &amp; facilitate meetings): \$9,600 (64 hrs x \$150/hr)*</li> <li>Planning and Facilitation of Community meetings: \$24,000 (160 hrs x \$150/hr)*</li> <li>Develop inventory of brownfield sites nominated/prioritized: \$8,000 (53 hours x \$150/hr)*</li> </ul>
3. Phase I/II ESAs	<u>Contractual Costs: \$322,000 (\$206,000 hazardous + \$116,000 petroleum)</u> <ul style="list-style-type: none"> <li>Prepare site eligibility requests: \$12,000 (80 hrs x \$150/hr)*</li> <li>Phase I ESAs: \$50,000 (10 sites x \$5,000/site)*</li> <li>Prepare Master QAPP: \$10,000 (65 hrs x \$150/hr)*</li> <li>Phase II ESAs: \$160,000 (2 hazardous sites x \$40K/site) + (2 petroleum sites x \$40K/site)</li> <li>Phase II ESA for Lineage Property: \$90,000 (1 hazardous site x \$90k/site)</li> </ul> <p><i>Note: Due to the large and complexity of the former Cold Storage Warehouse (12 acres, 300K sq.f.t of building), the Phase II ESA cost is expected to be greater than the average cost for other sites.</i></p>



PORT OF CHELAN COUNTY  
USEPA BROWNFIELDS ASSESSMENT COALITION GRANT APPLICATION

Task	Cost Basis & Assumptions (Average rate of \$150/hr for Consultant)
4. Cleanup and Redevelopment Plans	<u>Contractual Costs: \$200,000 (\$100,000 hazardous + \$100,000 petroleum)</u> <ul style="list-style-type: none"> <li>• ABCAs/CAPs: \$60,000 (2 hazardous sites x \$15,000/site) + (2 petroleum sites x \$15,000/site)</li> <li>• Redevelopment Plans: \$140,000 (2 hazardous sites x \$35,000/site) + (2 petroleum sites x \$35,000/site)</li> </ul>

*\*Denotes 50/50 split between hazardous and petroleum sites.*

iii. Fund Allocation Toward Environmental Site Assessment. \$322,000 or 54% of grant funds are dedicated to Phase I and Phase II Environmental Site Assessments.

### 3.c. Measuring Environmental Results

The Port of Chelan County will establish a project schedule with key milestones defined in the Cooperative Agreement. The status and estimated completion dates for outputs identified in 3.a. will be tracked and reported to EPA via Quarterly and Final Performance Reports and ACRES updates. Between meetings and reports, the following outputs and outcomes will be tracked on a spreadsheet maintained by the Port and Consultant and evaluated in comparison to the estimates provided in this grant application:

Type	Measurement and Tracking
Outputs	<ul style="list-style-type: none"> <li>• # of brownfield sites identified in inventory</li> <li>• # of brownfield prioritized for funding</li> <li>• # of Master QAPP and Site-Specific SAPs</li> <li>• # of Phase I ESAs (target = 10)</li> <li>• # of Phase II ESAs (target = 5)</li> <li>• # of ABCAs (target = 4)</li> <li>• # of Site Reuse Plans (target = 4)</li> <li>• # of community meetings (target = 4)</li> <li>• # of attendees in community meetings</li> <li>• # of AC meetings (target = 6)</li> <li>• # of fact sheets (target = 4)</li> </ul>
Outcomes	<ul style="list-style-type: none"> <li>• # of sites cleaned up</li> <li>• \$ of funding leveraged for cleanup</li> <li>• # of acres redeveloped</li> <li>• # of new businesses</li> <li>• # of jobs created or retained</li> <li>• \$ of private investment and other funding leveraged for redevelopment</li> <li>• \$ of increase in assessed values</li> <li>• \$ of increase in property and sales tax revenue</li> </ul>

By using these tracking mechanisms, the Coalition member will be able to confirm the project is progressing as planned and monitor key performance indicators.

## 4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

### 4.a. Programmatic Capability

i. Organizational Structure. Following notice of the grant award, the Coalition members will execute a Memorandum of Agreement that aligns with the EPA template. As the Coalition lead, the Port of Chelan County will administer the grant and be responsible for meeting the commitments of the Cooperative Agreement. The Coalition members will meet on a monthly basis to track progress, update the project schedule and budget, and ensure compliance with the grant. The group will make decisions based on consensus. As outlined in Section 1b, assessments will be conducted in each of the members jurisdictions. Each member of the coalition has committed staff to represent their organization.

#### ii. Description of Key Staff.

**Stacie de Mestre, Port of Chelan County Facilities and Property Manager.** Stacie has 10 years of construction management experience in the private sector and a degree in construction management. She oversees 14 industrial or commercial buildings totaling over 200,000 square feet with 140 acres of land. She has played a key role in managing recent Port projects including the construction of the \$7 million Cashmere Mill buildings and the closeout process for a \$85 million hospital. Stacie will lead the project, coordinate public outreach efforts, and be accountable for grant outputs and compliance.

**Monica Lough, Port of Chelan County Finance and Administration Director.** Monica has more than 21 years of experience in the accounting and management of local government finances. Monica is a Certified Public Accountant and graduated from the Central Washington University with a Bachelor of Science in Accounting. She will be responsible for tracking of all the assessment grant invoices, reimbursement requests, and financial reporting.

PORT OF CHELAN COUNTY  
USEPA BROWNFIELDS ASSESSMENT COALITION GRANT APPLICATION

**Steve King, Economic Development Director, City of Wenatchee.** Steve has served in leadership positions with the Public Works, Planning, and Economic Development Departments of Wenatchee for over 15 years. He has managed multiple cleanup and redevelopment projects including transformation of a former public works yard into a hotel. Steve will represent the City of Wenatchee on the AC.

**Ron Cridlebaugh, Economic Development Manager, Port of Douglas County:** Ron has been engaged in assessment and planning of the former Silicon Smelter for over 4 years. He will serve as liaison for the former silicon smelter property and other brownfields in Douglas County. Ron will represent the Port of Douglas County on the AC.

**Randy Agnew, Mayor, City of Rock Island.** Randy provides leadership for Rock Island including the waterfront redevelopment effort, transportation improvements, and parks and trails improvements. He will represent Rock Island on the AC.

iii. Acquiring Additional Resources. The Port routinely contracts engineering and consulting services. The Port has management and procurement procedures in place that conform with 40 CFR 31.36. The Port will use a request for qualifications (RFQ) process to solicit proposals from environmental consultants to assist with project implementation. The RFQ will be reviewed with EPA staff prior to publication. Coalition member representatives will review submittals and provide them to EPA staff if requested. The Coalition, as a group, will select the most qualified proposer and conduct interviews if necessary. Selection of the preferred contractor will be formally approved by the elected Port Commission in an open public meeting.

**4.b. Past Performance and Accomplishments**

ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance

*(1) Purpose and Accomplishments:* The Port of Chelan County and each of the coalition members have received a number of grants and loans from Washington State and other programs. Examples are provided below of the Port's ability to manage grant funds related to assessment, cleanup and reuse.

**Pybus Public Market Redevelopment.** (\$1.6M HUD Economic Development Initiative Grant, \$2.2M Tax Increment Financing investment, \$4M Private donation): The Port of Chelan County, City of Wenatchee, and the non-profit Wenatchee Valley Farmers Market partnered to redevelop a former steel warehouse into a public market. The market has become a regional destination for tourists and a hub for the local community. The Port acquired the property and conducted feasibility studies for redevelopment, including environmental and hazardous building material assessments. The Port, City, and farmers market non-profit organization leveraged a HUD grant and private donations to fund renovation of the building. The public market now hosts over 20 businesses including restaurants, specialty food and craft vendors, along with the weekly farmers market, over 150 community events per year, and a technology business incubator.

**Cashmere Mill Cleanup and Redevelopment.** (\$1.5 Remedial Action Grant, Washington State, \$500K County Grant). To help the community rebound from closure of a lumber mill, the Port of Chelan County acquired the property, conducted a major cleanup, and invested in site improvements and buildings to attract new businesses. The Port obtained a \$1.5M cleanup grant from Washington State to address petroleum impacts in soil and remove wood waste. The Port leveraged state and county grant funds to construct utilities, parking, and two 16,500 sq. ft. buildings that have been leased to a building truss manufacturer, an agriculture supply manufacturer and a distiller. The businesses have invested over \$1.5M and brought over 40 jobs to the small, rural community of Cashmere.

**Pangborn Airport.** The Port of Chelan County has managed 5 grants with over \$9.7M in Federal Aviation Administration Airport Improvement Program (AIP) funding over the last 5 years for a multi-phase / multi-year project to support master planning, runway extension, airport terminal security and capacity improvements, and environmental assessment.

*(2) Compliance with Grant Requirements:* For each of the grants discussed above, the Port met all grant objective, terms and conditions, and provided regular progress reports and final closeout reports to the funding agencies. The projects were completed on-schedule and within the awarded budget.

PORT OF CHELAN COUNTY  
USEPA BROWNFIELDS ASSESSMENT COALITION GRANT APPLICATION

## THRESHOLD CRITERIA

### 1. Applicant Eligibility

Eligible Entities:

**The Port of Chelan County**, the lead applicant, and the **Port of Douglas County** are special purpose municipal governments as established in Revised Code of Washington Title 53. Ports are established by a citizen vote and governed by an elected board of commissioners. Port districts in Washington State have a broad range of powers that are focused on economic development. Port district powers resemble county and city governmental powers including eminent domain, the power to levy taxes and special local improvement assessments, to create incidental park and recreation facilities, to cooperate with counties and cities in order to apply general police and traffic regulations to port properties and operations.

*Documentation of the eligibility of the Port of Chelan County and Port of Douglas County are attached.*

The **City of Wenatchee** and the **City of Rock Island** are both incorporated cities that are eligible for funding based on the USEPA applicant eligibility criteria.

### 2. Community Involvement

The Port of Chelan County and coalition partners intend and has clear plans for informing and involving the community and stakeholders in brownfield assessment activities. The plan includes quarterly meetings with a brownfield Advisory Committee (AC), community meetings, integrating meaningful public input into the grant program implementation, preparing and publishing public notices, preparing meeting materials and presentations, and preparing and distributing fact sheets and other public information. The plans are described in the narrative proposal in Section 2.b. of the application and repeated below.

The Coalition is committed to planning through an open, public process. The Cities and Ports have engaged the target communities through several recent planning processes. In 2017, the City of Wenatchee prepared a plan for the South Wenatchee Neighborhood that used innovative techniques to reach underserved populations. This included engaging community ambassadors to expand outreach, pop up meetings during fairs and festivals, walking tours during different times of day, and bi-lingual translation. In 2017-18, the Port of Douglas County and City of Rock Island engaged the community to prepare a plan for their waterfront including the former silicon smelter property. In that small community (pop. 6,543), the planning process utilized personal interviews with key stakeholders, an advisory group that included local property owners, businesses, and government officials, and a series of community meetings. In both of these processes, the input of the community shaped the policies and priority actions in final plans.

PORT OF CHELAN COUNTY  
USEPA BROWNFIELDS ASSESSMENT COALITION GRANT APPLICATION

Community engagement will continue throughout the assessment grant project and will involve a mix of engagement strategies that have proven to be effective locally to reach diverse and under-represented populations. Community feedback will inform prioritization of sites, cleanup alternatives, and reuse plans. The Port will prepare a public involvement plan (PIP) to outline and schedule the multiple engagement activities. The Port will establish an advisory committee (AC) that will include public, private, and non-profit sector organizations and will represent each of the target areas. The Port will conduct stakeholder interviews and host community workshops with residents, businesses, and interested citizens. The Port will also reach out to community members through direct mail and email communications. Input from the community will be considered through the tracking of comments and incorporated into the brownfield inventory, site prioritization, analyses of cleanup alternatives, and redevelopment plans. The public involvement plan will create a system for tracking and responding to comments either directly or online through a project website. Since the target area's population has a large Latino population, the Port will also engage with local Latino leaders to tailor outreach activities for this community and will provide public meeting materials in Spanish and English.

### 3. Expenditure of Brownfield Assessment Grant

The Port of Chelan County affirms that it does not have an active EPA Brownfield Assessment Grant. None of the Coalition members have active EPA Brownfield Assessment Grants.

#### Attachments

##### Documentation of Eligibility

- Port of Chelan County founding resolution
- Port of Douglas County founding resolution

##### Coalition Member Letters of Commitment

- Port of Douglas County
- City of Wenatchee
- City of Rock Island


RESOLUTION NO. 278-D

WHEREAS, by Resolution of the Board of County Commissioners of Chelan County, State of Washington, an election was held on the 4th day of November, 1958, for the purpose of determining whether or not a Port District should be established having boundaries co-extensive with those of Chelan County, and

WHEREAS, the Board of Commissioners of Chelan County have canvassed the returns of said election and found that a majority of the votes cast on this proposition were in favor of the formation of a Port District,

NOW, THEREFORE, IT IS HEREBY RESOLVED AND DECLARED that a Port District shall become a munipicle corporation having boundaries co-extensive with Chelan County and that the name of the Port District shall be that of Port of Chelan County.

Dated this 10 day of November, 1958.

  
Benton M. Bangs  
Homer J. Treby  
W. Robert Murray  
BOARD OF CHELAN COUNTY COMMISSIONERS

ATTEST:

Robert H. Lake

Chelan County Auditor and  
Clerk of Board

By Ernest E. Miller

DEPUTY AUDITOR CHELAN COUNTY

RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS)  
CONFIRMING ESTABLISHMENT OF DOUGLAS COUNTY PORT DISTRICT)  
BY AUTHENTICATION OF CANVASSING BOARD)  
DATED NOVEMBER 17, 1958)

WHEREAS, by Resolution of the Board of County Commissioners of Douglas County, State of Washington, an election was held on the 4th day of November, 1958, for the purpose of determining whether or not a Port District should be established having boundaries co-extensive with those of Douglas County, and

WHEREAS, the Canvassing Board of Douglas County have canvassed the returns of said election according to R.C.W. 29.13.040 as amended in 1955 authorizing County Canvassing Board to canvass Port District formation/election held on General Election date, and the returns of said election found that a majority of the votes cast on this proposition were in favor of the formation of a Port District.

NOW, THEREFORE, IT IS HEREBY RESOLVED AND DECLARED that a Port District shall become a municipality corporation having boundaries co-extensive with Douglas County and that the name of the Port District shall be that of the Port of Douglas County. This Board of County Commissioners accepts the authentication of the Canvassing Board dated November 17, 1958 recorded in Book N, page 529 "Commissioners Proceedings". "NUNC PRO-TUNC.

Dated this 30th day of March, 1959.

Board of Douglas County Commissioners

ATTEST:

Michael S. Zuercher  
County Auditor & ex-officio  
Clerk of the Board

Norman L. Lewis  
Chairman

Ernest Weimer  
Member

Roy A. Nelson  
Member





November 25, 2019

Stacie de Mestre, Facilities and Property Development Manager  
Port of Chelan County  
238 Olds Station Road, Suite A  
Wenatchee, WA 98801

**RE: Letter of Commitment for EPA Brownfields Assessment Coalition Grant**

Dear Stacie,

This letter confirms that the Port of Douglas County is pleased to join the Brownfields Assessment Coalition led by the Port of Chelan County. The Port of Douglas County appreciates consideration of this crucial grant and offers our full support and assistance with the application and implementation process.

A portion of the EPA funds would support the City of Rock Island and Port of Douglas's efforts to cleanup and redevelop a former silicon smelter on the Rock Island Waterfront. This catalytic project will build partnerships with private technology firms and the Wenatchee Valley College to bring both jobs and workforce training opportunities to Rock Island. The redevelopment of the site would not only bring economic benefit to the community, but also increase public access to the waterfront through the addition of waterfront trail and 10 acres of public open space.

As a member of the Coalition, we pledge to assist with successful implementation of the grant and anticipate providing approximately 6 hours of in-kind contribution per month at an estimated rate of \$50 per hour for staff time. Over the three-year grant period, our estimated contribution value will be \$10,800.

We are excited to partner with the Port of Chelan County to help guide this important Initiative. If you need future information, please contact me at 509-884-4700 or [jim@cdrpa.org](mailto:jim@cdrpa.org).

Sincerely,

Jim Kuntz  
Executive Director  
Port of Douglas County



Office of the Mayor, Frank J. Kuntz  
(509) 888-6200 Phone  
(509) 888-3636 Fax  
Wenatchee City Hall  
301 Yakima Street, Suite 301  
P.O. Box 519  
Wenatchee, WA 98807-0519  
Website: [www.wenatcheewa.gov](http://www.wenatcheewa.gov)

November 14, 2019

Stacie de Mestre, Facilities and Property Development Manager  
Port of Chelan County  
238 Olds Station Road, Suite A  
Wenatchee, WA 98801

**RE: Letter of Commitment for EPA Brownfields Assessment Coalition Grant**

Dear Stacie:

This letter confirms the City of Wenatchee is pleased to join the Brownfields Assessment Coalition led by the Port of Chelan County. The City of Wenatchee appreciates consideration of this crucial grant and offers our full support and assistance with the application and implementation process.

This grant includes assessment of a number of key properties within the City of Wenatchee, all of which are within an opportunity zone. A historic cold storage facility has just been abandoned this month and is for sale. The City's biggest concern is that this property will become a brownfield given perceived contamination associated with nearly 100 years of industrial use. This grant also evaluates a number of properties located in our most distressed area of the city housing our most at risk populations. Investment in South Wenatchee is necessary in order to address continued deterioration and declining economic conditions. The city has already stepped up with a public private partnership to help facilitate the construction of 225 housing units anticipated to come on line in 2021.

The city understands that proactive investment is necessary in order to realize economic revitalization, city sustainability, and a healthy living environment for the citizens of our community. There is no better example of this investment than the redevelopment of the City's waterfront which is transitioning out of a historically industrial area into a vibrant mixed use district. The Pybus Public Market has been a catalyst and the partnership of the City and the Chelan County Port District was instrumental in creating a successful public private partnership in which funding was leveraged to support the redevelopment of a former steel warehouse into a public market. This game changing project has become a regional destination for tourists and hub for the local community. The project leveraged \$16 in funding to recruit and expand 6 businesses creating approximately 80 jobs and increased economic activity while creating an incubator for the local farmers market who intern serves as an anchor tenant.

As a member of the Coalition, we pledge to assist with successful implementation of the grant and anticipate providing approximately 20 hours of in-kind contribution per month at an estimated rate of \$82 per hour for staff time. Over the three-year grant period, our estimated contribution value will be \$60,000.

***Apple Capital of the World***

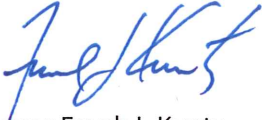


November 14, 2019

Page Two

We are excited to partner with the Port of Chelan County to help guide this important Initiative. If you need further information, please contact Steve King, Economic Development Director at (509) 888-3203 or at [sking@wenatcheewa.gov](mailto:sking@wenatcheewa.gov).

Sincerely,



Mayor Frank J. Kuntz

cc. Allison Williams, Executive Services Director  
Steve King, Economic Development Director



November 21, 2019

Stacie de Mestre, Facilities and Property Development Manger  
Port of Chelan County  
238 Olds Station Road, Suite A  
Wenatchee, WA 98801

**RE: Letter of Commitment for EPA Brownfields Assessment Coalition Grant**

Dear Stacie,

This letter confirms the City of Rock Island is pleased to join the Brownfields Assessment Coalition led by the City of Wenatchee. The City of Rock Island appreciates the consideration of this crucial grant and offers our full support and assistance with the application and implementation process.

A portion of the EPA funds would support the City of Rock Island and the Port's efforts to clean up and redevelop a former silicon smelter on the Rock Island Waterfront. This catalytic project can build partnerships with business, private technology firms and the Wenatchee Valley College to bring both jobs and workforce training opportunities to Rock Island. The redevelopment of the site would not only bring economic benefit to the community but also increase public access to the waterfront through the addition of parks, waterfront trails and acres of public open space.

The City of Rock Island and Port of Douglas County have a successful history of working together on the Level 1 and 2 Hazardous Waste Assessment on the Waterfront property Smelter site.

As a member of the Coalition, we pledge to further assist with the successful implementation of the grant and anticipate providing approximately 8 hours of in-kind contribution per month at an estimated rate of \$120 per hour for staff time. Over the three-year grant period, our estimated contribution value will be \$34,560.

We are excited to partner with the City of Wenatchee to help guide this important Initiative. If you need further information, please contact me at 509 884-1261 or email at [mayor@rockislandwa.gov](mailto:mayor@rockislandwa.gov).

Sincerely,

  
Randy Agnew  
Mayor

5 N Garden Avenue ~ P.O. Box 99 ~ Rock Island, WA 98850  
(509) 884-1261 ~ Fax (509) 886-0569 ~ email: [treasurer@rockislandwa.gov](mailto:treasurer@rockislandwa.gov)



Congress of the United States  
House of Representatives  
Washington, DC 20515-4708

November 19, 2019

David Lloyd  
Director of the Office of Brownfields and Land Revitalization  
US EPA  
Office of Brownfields and Land Revitalization  
Mail Code 5105 T  
1200 Pennsylvania Ave. NW  
Washington, D.C. 20460

Mr. Lloyd,

I am writing to express my support for an EPA Community-wide Brownfield Assessment Grant application by the Port of Chelan County, Port of Douglas County, City of Wenatchee, and City of Rock Island coalition. These partners have collaborated on many successful projects to improve the quality of life, economy, and environment of the Wenatchee Valley in my District, including the redevelopment of a former steel warehouse into the Pybus Public Market that now serves as a regional destination for tourists and a hub for the local community, while bringing new businesses and jobs to the area. These efforts have involved the cleanup and redevelopment of vacant, potentially contaminated properties throughout the community.

A community-wide assessment grant would allow the government partners to expand community engagement activities, conduct Phase I/II environmental site assessments to better understand and reduce uncertainty around potentially contaminated properties, prepare cleanup action plans for sites where contamination has been confirmed, and prepare redevelopment plans for sites that have great potential for creation of housing and jobs.

The assessment, cleanup and redevelopment of brownfield properties is essential to continued economic development and revitalization of communities in the Wenatchee Valley. These properties represent a unique opportunity to not only address the health concerns associated with contamination, but also pave the way for new jobs and affordable housing units.

As a representative of the Wenatchee Valley in the United States House of Representatives, I urge your full consideration of the work of this coalition and look forward to continued revitalization in the Wenatchee Valley with the support US EPA Brownfields funds.

Sincerely,



Kim Schrier, M.D.  
Member of Congress



## Washington State Senate

**Olympia Office:**  
107 Irv Newhouse Building  
PO Box 40412  
Olympia, WA 98504-4012

**Senator Brad Hawkins**  
12th Legislative District

**Phone:** (360) 786-7622  
**Hotline:** 1-800-562-6000  
**Email:** Brad.Hawkins@leg.wa.gov

November 12, 2019

David Lloyd, Director of the Office of Brownfields and Land Revitalization  
United States Environmental Protection Agency  
Office of Brownfields and Land Revitalization  
1200 Pennsylvania Ave. NW  
Washington, DC 20460

**Subject: Support for the City of Wenatchee and the Port of Chelan County's  
Brownfield Assessment Grant Application (Wenatchee, Washington)**

Dear Director Lloyd,

As State Senator for the 12th Legislative District representing the City of Wenatchee and the Port of Chelan County, I am writing to express my strong support for their Brownfields Community-wide Assessment Coalition Grant application. The assessment, cleanup, and redevelopment of brownfield properties are essential to the economic development and revitalization of the Wenatchee Valley.

These properties in Wenatchee represent a unique opportunity to not only address the health concerns associated with contamination but also pave the way for new jobs and affordable housing units that are essential to the success in the region. The Port of Chelan County, the Port of Douglas County, and the City of Wenatchee have a strong history of working together on transformative projects to bring benefits to the region. One example is the redevelopment of a former steel warehouse into the Pybus Public Market that now serves as a regional destination for tourists and a hub for the local community while bringing new businesses and jobs to the Wenatchee Valley.

As the Washington State Senator representing the Wenatchee Valley, I enthusiastically support the work of this coalition and look forward to continued revitalization in the Wenatchee Valley with the support of the EPA's Brownfields funds. Thank you for your consideration of this important grant application.

Sincerely,

Brad Hawkins

## Application for Federal Assistance SF-424

**\* 1. Type of Submission:**

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

**\* 2. Type of Application:**

- ☒ New  
☐ Continuation  
☐ Revision

**\* If Revision, select appropriate letter(s):**

**\* Other (Specify):**

**\* 3. Date Received:**

12/02/2019

**4. Applicant Identifier:**

**5a. Federal Entity Identifier:**

**5b. Federal Award Identifier:**

BF

**State Use Only:**

**6. Date Received by State:**

**7. State Application Identifier:**

**8. APPLICANT INFORMATION:**

**\* a. Legal Name:**

Port of Chelan County

**\* b. Employer/Taxpayer Identification Number (EIN/TIN):**

**\* c. Organizational DUNS:**

1442557180000

**d. Address:**

**\* Street1:**

238 Olds Station Road

**Street2:**

Suite A

**\* City:**

Wenatchee

**County/Parish:**

Washington

**\* State:**

WA: Washington

**Province:**

**\* Country:**

USA: UNITED STATES

**\* Zip / Postal Code:**

98801-5903

**e. Organizational Unit:**

**Department Name:**

**Division Name:**

**f. Name and contact information of person to be contacted on matters involving this application:**

**Prefix:**

**\* First Name:**

Stacie

**Middle Name:**

C

**\* Last Name:**

de Mestre

**Suffix:**

**Title:**

Facility and Property Development Manager

**Organizational Affiliation:**

Port of Chelan County

**\* Telephone Number:**

5096635159

**Fax Number:**

**\* Email:**

stacie@ccpd.com

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

D: Special District Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-19-05

\* Title:

FY20 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

Chelan Douglas County Coalition Assessment Grant Program

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\* a. Applicant \* b. Program/Project 

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**\* a. Start Date: \* b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="600,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="600,000.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title: \* Telephone Number:  Fax Number: \* Email: \* Signature of Authorized Representative:  \* Date Signed: